

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
E/S Aylebury Road, 623 ft. * ZONING COMMISSIONER
1/2 S of Crowther Avenue * OF BALTIMORE COUNTY
2046 York Road (rear) * Case No. 89-508-A
8th Election District
3rd Councilmanic District
Legal Owner: Katherine Crowther
Contractor Purchaser: Vincent
F. Pipitone
Petitioners

AMENDED ORDER

WHEREAS, the Petitioners requested a variance to allow a principal building setback of 0 feet (south side) and 20 feet (north side) in lieu of the required 30 feet, as more particularly described on Petitioners' Exhibit 1; and,

WHEREAS, by an Order dated July 14, 1989, the Petitioners were granted the relief requested, subject to the 30 day restriction; and

WHEREAS, line No. 2 of paragraph 1, page 1 should read, absent typographical error "... building setback of 0 feet (south side) and 20 feet (north side) in lieu of the required 30 feet; and,

WHEREAS, in the opinion of the Zoning Commissioner, said amendment does not result in a substantive change to the relief requested, nor is it contrary to the health, safety or general welfare of the community.

THEREFORE, IT IS HEREBY ORDERED by the Zoning Commissioner for Baltimore County, this 14th day of July, 1989, that the Order dated July 14, 1989, specifically line #2 of paragraph #1 on page 1 of said Order shall be amended to read "... building setback of 0 feet (south side) and 20 feet (north side) in lieu of the required 30 feet; and,

IT IS FURTHER ORDERED, that all other terms, conditions, and restrictions of the original Order of July 14, 1989, shall remain in full force and effect.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:mmm

cc: Peoples Counsel

cc: Mr. William Ulrich, 412 Delaware Avenue, Towson, Maryland 21204

ORDER RECEIVED FOR FILING

Date _____
By _____

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

July 21, 1989



Dennis F. Rasmussen
County Executive

Mr. Vincent F. Pipitone
2038 York Road
Timonium, Maryland 21093

Ms. Katherine V. Crowther
2046 York Road
Timonium, Maryland 21093

RE: AMENDED OR 1
Petition for Zoning Variance
Case No. 89-508-A

Dear Mr. Pipitone and Ms. Crowther:

Enclosed please find a copy of the Amended Order in the above-captioned matter.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Amended Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:mmm

cc: Peoples Counsel

cc: Mr. William Ulrich, 412 Delaware Avenue, Towson, Md. 21204

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3333
J. Robert Haines
Zoning Commissioner

July 13, 1989



Dennis F. Rasmussen
County Executive

Mr. Vincent F. Pipitone
2038 York Road
Timonium, Maryland 21093

Ms. Katherine V. Crowther
2046 York Road
Timonium, Maryland 21093

RE: Petition for Zoning Variance
Case No. 89-508-A

Dear Mr. Pipitone and Ms. Crowther:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner

JRH:mmm

cc: Peoples Counsel

cc: Mr. William Ulrich, 412 Delaware Avenue, Towson, Maryland 21204

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of July, 1989 that a variance to allow a principal building setback of 9 feet (south side) and 20 feet (north side) in lieu of the required 30 feet, as more particularly described on Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner
for Baltimore County

JRH:mmm

cc: Peoples Counsel

cc: Mr. Vincent Pipitone, 2038 York Road, Timonium, Maryland 21093

Ms. Katherine V. Crowther, 2046 York Road, Timonium, Md. 21093

Mr. William Ulrich, 412 Delaware Avenue, Towson, Md. 21204

IN RE: PETITION FOR ZONING VARIANCE * BEFORE THE
E/S Aylebury Road, 623 ft. * ZONING COMMISSIONER
1/2 S of Crowther Avenue * OF BALTIMORE COUNTY
2046 York Road (rear) * Case No. 89-508-A
8th Election District
3rd Councilmanic District
Legal Owner: Katherine Crowther
Contractor Purchaser: Vincent
F. Pipitone, Petitioners

STATEMENTS OF FACT AND CONCLUSIONS

The Petitioners herein request a variance to allow a principal building setback of 0 feet (south side) and 20 feet (north side) in lieu of the required 30 feet, as more particularly described on Petitioners' Exhibit 1.

The Petitioner, Vincent F. Pipitone, Contract Purchaser, appeared and testified. Also appearing on behalf of the Petitioner was William Ulrich, Professional Land Surveyor. There were no Pro-estants.

Testimony indicated that the subject property, known as 2046 York Road, consists of .3023 acres +/- zoned M.U.-1M, as more particularly described on Petitioners' Exhibit 1.

Testimony also indicated that the legal owner of the subject property, Mrs. Katherine V. Crowther, is desirous of dividing her property into a two lot subdivision: the easternmost lot fronting York Road, zoned M.U.-1M, and the westernmost lot fronting Aylebury Road, zoned M.U.-1M. The requested variance pertains to the M.U.-1M parcel on which the Contract Purchaser proposes construction of the office warehouse facility.

PETITION FOR ZONING VARIANCE #405
TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 89-508-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 255.1 To allow a principal building setback of 0 ft. (south side) and 20 ft. (north side) in lieu of the required 30 ft.

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE ATTACHED LETTER

Property is to be posted and advertised as prescribed by Zoning Regulations

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: VINCENT F. PIPITONE (Type or Print Name) Signature 2038 YORK ROAD Address TIMONIUM, MD City and State	Legal Owner(s): KATHERINE V. CROWTHER (Type or Print Name) Signature (Type or Print Name) Address Phone No. City and State Name, address and phone number of legal owner, contractor purchaser or representative to be contacted Name Address Phone No.
Attorney for Petitioner: (Type or Print Name) Signature Address City and State Attorney's Telephone No.	

ORDERED By The Zoning Commissioner of Baltimore County, this 12th day of July, 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hear the before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 17th day of June, 1989, at 9:30 o'clock A.M.

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of Baltimore County

(over)

ORDER RECEIVED FOR FILING
Date _____
By _____

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

March 24, 1989

Zoning Commissioner of Baltimore County

Dear Sir:

The owner of the property located at No. 2046 York Road, desires to divide her property into a two lot subdivision. The easternmost lot fronting on York Road, and the westernmost lot fronting on Aylesbury Road. The property is presently zoned BL-CNS fronting on York Road and ML-1M fronting on Aylesbury Road to the west. We are requesting a variance for side yard set backs on the westernmost ML-1M portion which has an existing average width of 59 feet.

The side yard set backs in the existing ML-1M zone are 30 feet which presents a practical difficulty as this requirement would not allow the lot to be improved, rendering it useless for building purposes.

Therefore, we are requesting a side yard variance on the south of ZERO feet in lieu of the required 30 feet and 20 feet on the north in lieu of the required 30 feet.

This will allow the parcel to be improved and used for the purpose for which it is zoned in keeping with the spirit and intent of the existing zoning.

Sincerely yours,
William G. Ulrich

405

GERHOLD, CROSS & ETZEL
Registered Professional Land Surveyors
412 DELAWARE AVENUE
TOWSON, MARYLAND 21204
823-4470

March 2, 1989

For the purpose of Zoning only.

All that piece or parcel of land situate, lying and being in the Eighth Election District of Baltimore County, State of Maryland and described as follows to wit:

Beginning for the same on the east side of Aylesbury Road at the beginning of the last line of the parcel of land which by a deed dated October 28, 1939 was conveyed by Mildred H. Lips, unmarried to Samuel T. Crowther and wife and recorded among the Land Records of Baltimore County in Liber C.W.B. No. 1083 folio 316 at the distance of 623 feet measured northerly along the east side of Aylesbury Road from the center of Crowther Avenue, thence running and binding on the east side of Aylesbury Road, North 12 degrees 45 minutes 32 seconds West 58.42 feet, thence leaving said Aylesbury Road and running for the three following courses and distances viz: North 70 degrees 23 minutes 12 seconds East 216.93 feet, South 18 degrees 23 minutes 39 seconds East 60.71 feet and South 71 degrees 04 minutes 25 seconds West 221.63 feet to the place of beginning.

Containing 0.3023 of an Acre of land more or less.

3230
BALTIMORE COUNTY, MARYLAND
REGISTERED LAND SURVEYOR
WILLIAM G. ULRICH

Standard Contract of Sale

This is a Legally Binding Contract; If Not Understood, Seek Competent Advice.

This Agreement of Sale, made this 24th day of June 1989, between KATHERINE V. CROWTHER, Seller, and VINCENT F. PIPTONE, Buyer.

Witness that the said Seller does hereby bargain and sell unto the said Buyer, and the latter does hereby purchase from the former the following described property, situate and lying in Timonium, Baltimore County, Maryland known as the rear of 2046 York Road and having a frontage 58 feet, more or less, on Aylesbury Road with a depth of 216.93 feet, more or less, to the westernmost side of Bank Lane, in accordance with a survey to be made by the Seller and approved by the Buyer.

and for the price of \$145,000.00

On or before six months from the date hereof, or upon the Buyer securing a variance for side set backs for the improvements he desires to place on the property after settlement, whichever shall first occur.

This contract is subject to the Buyer securing a variance for such side set backs set forth above, and if such variance is not obtained from which no appeal can legally be taken, then this contract shall be null and void.

THIS CONTRACT WILL TERMINATE IF NOT COMPLETED BY OR BEFORE AUG. 1, 1989, AND DEPOSIT REFUSED

Aug. 1, 1989

PETITIONER'S EXHIBIT 1

Warranty Deed

Title

Adjustments

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District: 11th Date of Posting: 11/1/89

Posted for: 11/1/89

Petitioner: Katherine V. Crowther

Location of property: 2046 York Road, Timonium, Maryland

Location of Sign: 2046 York Road, Timonium, Maryland

Remarks: 11/1/89

Posted by: Katherine V. Crowther Date of return: 11/1/89

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., May 30, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in TOWSON TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on May 25, 1989.

THE JEFFERSONIAN TOWSON TIMES

S. Zabe O. Zabe

P012557
M28992
89-508-1
PWS \$95.29

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
484-3333

J. Robert Haines
Zoning Commissioner

Mr. Vincent F. Piptone
2038 York Road
Timonium, Maryland 21093

Date: 6/9/89

Re: Petition for Zoning Variance
CASE NUMBER: 89-508-1
E/S Aylesbury Road, 623 ft. S of Crowther Avenue
2046 York Road (rear)
8th Election District - 3rd Councilmanic
Legal Counsel Katherine V. Crowther
Contract Purchaser Vincent F. Piptone
HEARING SCHEDULED: WEDNESDAY, JUNE 14, 1989 at 9:30 a.m.

Dear Mr. Piptone:

Please be advised that \$110.29 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office Building, Room 111, Towson, Maryland 21204 fifteen (15) minutes before the hearing.

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 6/9/89 ACCOUNT: 89-508-1

AMOUNT \$ 110.29

RECEIVED FROM: Katherine V. Crowther

FOR: Vincent F. Piptone

1 of 1

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
484-3333

J. Robert Haines
Zoning Commissioner

May 11, 1989

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance
CASE NUMBER: 89-508-1
E/S Aylesbury Road, 623 ft. S of Crowther Avenue
2046 York Road (rear)
8th Election District - 3rd Councilmanic
Legal Counsel Katherine V. Crowther
Contract Purchaser Vincent F. Piptone
HEARING SCHEDULED: WEDNESDAY, JUNE 14, 1989 at 9:30 a.m.

Variance to allow a principal building setback of 0 ft. (south side) and 20 ft. (north side) in lieu of the required 30 ft.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines
Zoning Commissioner of Baltimore County

cc: Katherine V. Crowther
Vincent F. Piptone
William Ulrich
File

89-508-1

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this 12th day of April, 1989

J. Robert Haines
ZONING COMMISSIONER

Petitioner: Katherine V. Crowther
Petitioner's Attorney: James E. Dyer

Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

May 31, 1989

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

000

Ms. Katherine V. Crowther
2046 York Road
Timonium, MD 21093

RE: Item No. 405, Case No. 89-508-1A
Petitioner: Katherine V. Crowther
Petition for Zoning Variance

Dear Crowther:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the availability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINKLER. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 897-2391.

Very truly yours,
James E. Dyer
Chairman
Zoning Plans Advisory Committee

JED:jw
Enclosures
cc: Vincent F. Piptone
William Ulrich

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
(301) 887-3554

April 21, 1989



Dennis F. Rasmussen
County Executive

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, MD 21204

Dear Mr. Haines

The Bureau of Traffic Engineering has no comments for items number 399, 400, 401, 402, 403, 404, 405, 406, 408, 409, 410, 411, 412 and 413.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Assoc. II

MSF/lab

RECEIVED
APR 28 1989

ZONING OFFICE

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

4/13/89
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 405, Zoning Advisory Committee Meeting of April 11, 1989

Property Owner: Katherine V. Crowther
Location: 623 Aylesbury Rd. (S of Crowther Ave.) District: 8

Water Supply: Meter Sewage Disposal: Meter

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to installation of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 687-3775, to obtain requirements for such installation(s) before work begins.
- () A permit to construct from the Bureau of Quality Management is required for such items as spray paint processes, underground gasoline storage tank(s) (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any chertroiler generation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other amusements pertaining to health and safety, two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Water Quality Monitoring Section, Bureau of Regional Community Services, 687-4500 x 315.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- () Prior to razing of existing structure(s), petitioner must contact the Division of Waste Management at 687-3745, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 687-3775.
- () Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 687-3745.
- () Soil percolation tests, have been _____, must be _____, conducted.
() The results are valid until _____
() Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 15-117 of the Baltimore County Code, the water well yield test
() shall be valid until _____
() is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted. For more information contact the Division of Environmental Management at 687-3788.
- () In order to subdivide this property, the owner or developer will be required to comply with the subdivision regulations of the State of Maryland and Baltimore County. If there are any questions regarding the subdivision process, please contact the Land Development Section at 687-2752.
- () Others _____

Michael S. Flanigan
BUREAU OF AIR QUALITY MANAGEMENT
MANAGEMENT

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee Date: May 19, 1989
FROM: Robert M. Bowling, P.E.
SUBJECT: Item 405

PROPERTY OWNER: Contract Purchaser: Vincent F. Pipitone
Legal Owner: Katherine V. Crowther
LOCATION: E/W Aylesbury Road, 623' (+ or -) S of Crowther Avenue
DISTRICT: 8th Election District

The Plan for the subject site has been reviewed by Developers Engineering Division and our comments are as follows:

GENERAL COMMENTS:

In accordance with Bill No. 56-82, dredging, filling or construction in any wetland is prohibited.

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his subdivision. Occupancy Permits will be withheld until such damages have been corrected.

The Developer's Engineer shall investigate the need and obtain the necessary permits for the facilities serving this site that may require a "Corps of Engineer's Permit", a "Water Resources Permit", a "Water Quality Certification", and any other Federal or State Permits. These facilities cannot be sent to contract until such permits have been received.

HIGHWAY COMMENTS:

Prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services (687-3321 for commercial or 687-3363 for residential).

The entrance locations are subject to approval by the Bureau of Traffic Engineering.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards (Details R-32, 1977 Edition), as the Developer's total responsibility.

CP5-008

Crowther Property
Page 2
05/19/89

STORM DRAINS AND SEDIMENT CONTROL COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water run-off through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and rights-of-way - both onsite and offsite - and the design in fee of said rights-of-way to the County. Preparation of all construction, rights-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development, are also the responsibilities of the Developer.

The Developer must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

In accordance with Baltimore County Council Grading, Sediment Control and Forest Management Ordinance (Bill No. 33-88), a grading plan shall be approved and a Performance Bond posted prior to issuance of a grading permit. A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

Storm water management drawings will be necessary to be reviewed and approved prior to the recording of any record plat or the issuance of any grading or building permits.

WATER AND SANITARY SEWER COMMENTS:

Permission to obtain a metered connection from the existing main may be obtained from the Department of Permits and Licenses.

Permission to connect to, or (to connect additional sanitary fixtures to) the existing public sanitary sewer may be obtained from the Department of Permits and Licenses.

The total water and/or Sanitary Sewer System Connection Charge is determined, and payable, upon application for the Plumbing Permit. This charge is in addition to the normal front foot assessment and permit charges.

This property is subject to Water and/or Sewer System Connection Charges based on the size of water meters utilized in accordance with current County Policy.

Crowther Property
Page 3
05/19/89

WATER AND SANITARY SEWER COMMENTS: (Con't)

The Developer shall contact Mr. Carlyle Brown of the Bureau of Public Services on 687-3321 for information on obtaining water service where the meter required is 3" or less, or the Developers Engineering Division on 687-3751 for water service requiring meters 4" and larger.

Robert W. Bowling
Robert W. Bowling, P.E., Chief
Developers Engineering Division

RWB:pab

cc: File

CROWTHER/EXTCOMM2

Baltimore County
Fire Department
Towson, Maryland 21204-2586
294-4500

Paul H. Binko
Chief

J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Re: Property Owner: Vincent F. Pipitone
Legal Owner: Katherine V. Crowther
Location: E/W Aylesbury Road, 623' S of Crowther Ave.
Item No.: 405 Zoning Agenda: 4/11/89

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- (X) 1. Fire hydrants for the referenced property are required and shall be located at intervals of 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

- () 2. A second means of vehicle access is required for the site.

- () 3. The vehicle dead end condition shown at _____

EXCEEDS the maximum allowed by the Fire Department.

- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1988 edition prior to occupancy.

- () 6. Site plans are approved, as drawn.

- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Paul H. Binko* Noted and Approved: *Capit W. Binko*
Planning Group
Special Inspection Division
Fire Prevention Bureau

/s/

